

**TOWN OF LOS GATOS**  
**110 East Main Street, Los Gatos, CA 95032 (408) 354-6872**

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SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **APRIL 24, 2007** HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

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The meeting was called to order at 9:00 A.M. by Chair Baily.

**ATTENDANCE**

Members Present:

*Sandy Baily*, Associate Planner

*Wayne Hokanson*, Fire Department

*Anthony Ghioffi*, Building Official

*Fletcher Parsons*, Associate Engineer

*Elizabeth Pettis*, Assistant Planner

**PUBLIC HEARINGS**

**ITEM 1:**     14155, 14320 Arnerich Road, 14184 Shannon Road and Arnerich Road Parcel west of  
                  14320 Arnerich Road  
                  Subdivision Application M-07-04  
                  Negative Declaration ND-07-08

Requesting approval of a lot line adjustment between four parcels zoned HR-20 and RC.  
No significant environmental impacts are identified as a result of this project and a  
Negative Declaration is recommended.

APNS 537-17-009, 028, 029, 030, 031 and 537-11-018, 019

PROPERTY OWNERS: Vernon Weitzman, Ed Pearson, Henk Van Bijlevelt, and  
Sunny Behl

APPLICANT: Velimir Sulic

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were not present.

Mike Kokinos, neighbor, phoned in prior to the meeting to express a slope stability concern on one of the parcels. Parsons commented that the Town has been working with the County regarding this and other matters and is working with the property owner to clean up the site.

5. Public hearing closed.
6. *Parsons* moved to approve the application subject to the conditions presented with the following findings and considerations:
  - (a) It has been determined that this project will not have a significant impact on the environment and a Negative Declaration has been prepared for this proposal.

7. *Ghiossi* seconded, motion passed unanimously.

8. Appeal rights were cited.

Sean Salem, neighbor, arrived after the hearing. Mr. Salem expressed concerns regarding the trucks stored on site. He was informed that the property owner has a plan to remove the vehicles and the Town's Code Enforcement Officer was recently at the site and determined there was not a code violation.

**ITEM 2:**     200 Massol Avenue  
                  Architecture and Site Application S-07-39

Requesting approval to demolish a single family residence and construct a residence with a detached accessory structure with reduced setbacks on property zoned R-1D:LHP in the Almond Grove District.

APN 510-17-013

PROPERTY OWNER: Tom and Laurie Babula

APPLICANT: Chris Spaulding

1. *Chair Baily* opened the public hearing.

2. Staff gave report on proposed project. Based on a neighbor's concern (discussed below), the Committee discussed a modification to the plan to change the gable end of the proposed garage to a hipped roof, which the property owner was agreeable to.

3. Applicant was introduced.

4. Members of the public were not present:

Helen Duncan, neighbor, submitted an email expressing concerns regarding the visual impact of the wall of the proposed garage.

5. Public hearing closed.

6. *Parsons* moved to approve the application subject to the conditions presented and as modified to partially mitigate the neighbor's concern with the following findings and considerations:

(a) That the proposed project is categorically exempt, pursuant to Section 15303 of the California Environmental Quality Act as adopted by the Town; and

(b) Determine that the project is in conformance with the considerations for Architecture and Site applications as set forth in Section 29.20.150 of the Zoning Ordinance; and

(c) As required by Section 29.10.09030(e) of the Town Code, for the demolition of the existing single family residence:

1. The Town's housing stock will be maintained because a new house is proposed; and

2. The existing structure is not historically or architecturally significant; and

3. The property owner does not want to maintain the existing structure; and

4. The economic utility of the building has been exceeded; and

(d) That the project is in conformance with the Almond Grove Historic District Development Standards and Guidelines.

7. *Ghiossi* seconded, motion passed unanimously.

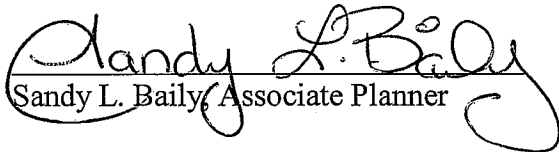
8. Appeal rights were cited.

**OTHER BUSINESS**

**NONE**

**ADJOURNMENT**

Meeting adjourned at 9:30 A.M. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.

  
Sandy L. Baily, Associate Planner

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